

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
AUGUST 22, 2013**

Approved

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, August 22, 2013, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Chair Delisle at 7:00 p.m. There was no one in the audience. On a roll call, the following were:

Present:	Commissioners: Carpenter, Ambrose-Gerak, Puleo, and Chair Delisle
Absent:	Commissioners: Menconi, Wrzeszcz
Also Present:	Village Administrator Chris Martin and Village Attorney Jim Bateman

2. APPROVAL OF THE MINUTES

A motion was made by Commissioner Puleo and seconded by Commissioner Ambrose Gerak approve the minutes of August 23, 2012. The voice vote was unanimous.

3. CONSIDERATION OF AMENDMENTS TO THE FENCE AND BERM, AND SPECIAL USES REGULATIONS

Martin noted that over the past six years the Plan Commission has completed amendments to numerous sections of the municipal code including adding commercial design and landscape guidelines and amending the subdivision, setback, special use and other ordinances. The current fence regulations are in need of an update, and, staff believes that an adjustment to the automotive use regulations for the Business Park is also necessary.

To this end, a draft of ordinance amending the fence and use regulations was provided for discussion.

Staff then reviewed the proposed fence regulations amendments summarized below:

- Separate complete sections for residential and commercial fencing.
- Maximum fence heights are unchanged.
- Front yard fences are now prohibited; previously 4' foot fencing was permitted in front yards, with numerous complicated restrictions. Staff is not aware of any front yard fencing in the Village.
- Chain link is now prohibited; previously it was permitted in rear and side yards.
- Finished fence side now must point outward.

Commissioner Questions and Public Comment

The Commissioners' comments and discussion relative the proposed fence regulations amendments are detailed within the attached transcripts. There was no public comment.

Mr. Martin then discussed the staff recommendation to amend the Manufacturing and Business District regulations to allow vehicle repair garages as a permitted use, rather than a special use. He noted that to date the Plan Commission and subsequently the Village Board had approved several repair garages with conditions that are covered in the fire and building codes (ventilation, triple basin plumbing). He noted there are several long standing, now non-conforming repair garages in the Business Park, often times immediately adjacent to automotive uses that were required to go through the public hearing process. Highlights of the proposed amendments included:

1. Allowing vehicle repair garages as a permitted use.
2. Requiring a special use for vehicle dealers, car washes, and gas stations.

Commissioner Questions and Public Comment

Chair Delisle requested public comment of which there was none. The Commissioners' comments and discussion relative to the proposed use regulations are detailed within the attached transcripts.

At the conclusion of Commission discussion, the Commission chose to table consideration of the automotive use regulations to the next meeting and the following motion was made.

A Motion Was Made By Commissioner Ambrose-Gerak Seconded By Commissioner Puleo To Recommend To The Board Of Trustees Approval Of Amendments To The Fence Regulations With The Changes As Discussed, And, To Table Consideration Of Amendments To The Use Regulations Pertaining To Automotive Uses To the Next Plan Commission Meeting September 24, 2013

On roll call vote, the vote was:

YEAS: Commissioners Ambrose-Gerak, Carpenter, Puleo, and Chair DeLisle
NAYS: None
ABSENT: Commissioners Menconi, Wrzeszcz
ABSTAIN: None

Chair Delisle declared that the motion carried.

4. ADJOURNMENT

A motion was made by Commissioner Puleo and seconded by Commissioner Amrbose Gerak to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 8:21 pm.

THE VILLAGE OF LAKE BARRINGTON'S PLAN COMMISSION MINUTES FOR THE MEETING OF AUGUST 22, 2013 HAVE BEEN REVIEWED AND APPROVED

Village Administrator: _____